

OFFICE TO LET

1st FLOOR, 237-241 HIGH STREET, GUILDFORD GU1 3BJ

740 sq. ft (68.7 sq. m) APPROX. NIA



PROMINENT HIGH STREET OFFICE SPACE

RENT: £20,500 PER ANNUM

PLEASE CALL US ON: 020 3627 3222

- Air conditioning
- High ceilings
- Fully carpeted
- Kitchenette and WC facilities

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

Arranged over the first floor of 237-241 High Street, this self-contained office provides 4 well-proportioned office rooms, a large storage/comms room as well as a self-contained kitchenette. All rooms have large windows that provide plenty of natural light. The whole unit is carpeted throughout.

LOCATION

The property is a short distance from Guildford town centre in a highly sought-after area for many retail and office users. Guildford mainline station is within a 15-minute walking distance, providing regular services to London Waterloo (33-minute journey time). Connection to the A3 is just over 1 mile away and junction 10 of the M25 is a short distance. Both Gatwick and Heathrow are easily accessible by car and train.

ENERGY PERFORMANCE (EPC)

Available upon request

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract.

TENURE

Available on a new Full Repairing and Insuring lease on flexible terms.

ACCOMMODATION

740 sq. ft (68.7 sq.) Net Internal Approx.

RENT

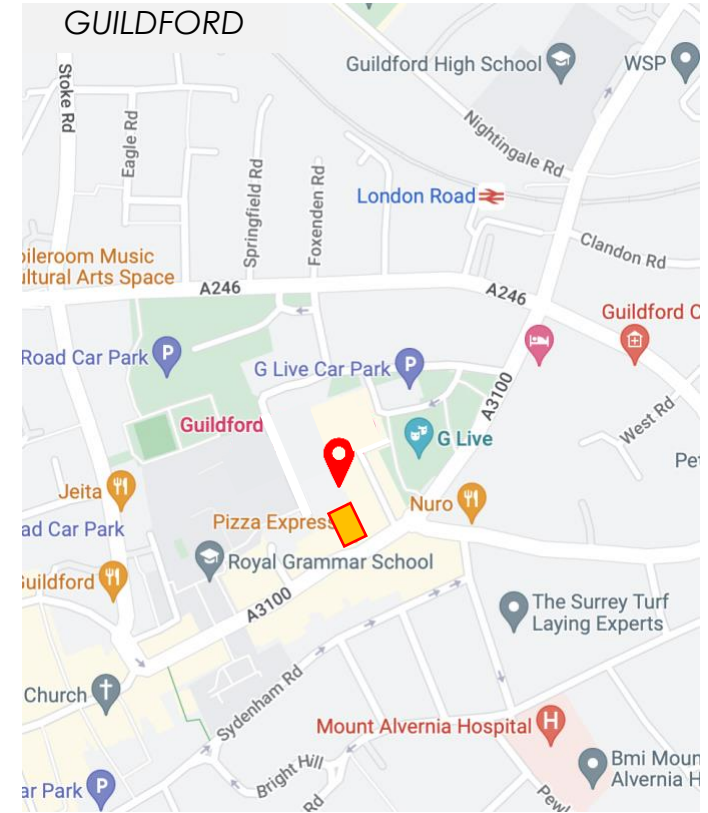
£20,500 per annum exclusive

*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

RATEABLE VALUE

The Rateable Value is: £7,700

*All applicants are advised to make their own enquiries with the local council



VIEWING AND FURTHER INFORMATION

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